

#### Services

Mains gas, electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, blinds and garden shed.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

D

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

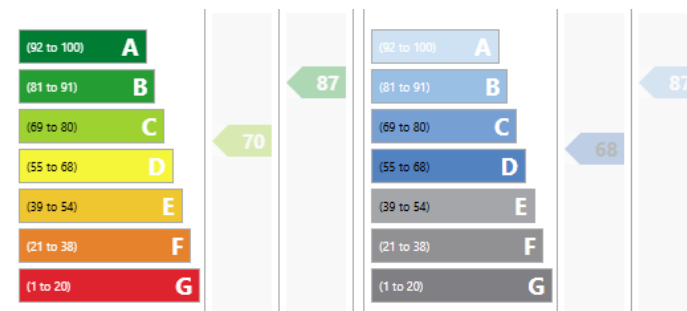
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £225,000

A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## 17 Ardness Place Inverness IV2 4QJ

*This delightful, detached bungalow has two bedrooms, a detached garage, enclosed gardens, and is within walking distance to a number of fantastic amenities.*

**OFFERS OVER £223,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

#### Property Overview



Detached Bungalow



2 Bedrooms



1 Reception



1 Bathroom



Gas



Garden



Garage



Driveway



Lounge/Dining Room



Kitchen



**Property Description**

Occupying a generous corner plot in the popular Holm area of city, 17 Ardness Place is an attractive, two bedroomed bungalow that offers comfortable and spacious accommodation spread over one floor, and will appeal to a number of purchasers, including young families, or the elderly alike. Boasting a wealth of pleasing features including gas central heating, double glazed windows, enclosed gardens and a detached single garage, early viewing is recommended to fully appreciate the accommodation within, as well as the convenient, but peaceful location. Inside is decorated with neutral tones, and consists of an entrance hall, which gives access to two double bedrooms, a bathroom, and a warm and welcoming lounge/dining room which has a feature electric fire within a wooden surround and is the ideal spot for enjoying evenings indoors and entertaining guests. The bathroom has tiled flooring, which is mirrored by matching, partially tiled walls, and is a light and fresh room. The three piece suite comprises of a wash hand basin, a W/C and a bath with mains shower over. Completing the accommodation is the fitted kitchen which has stylish wall and base mounted units with worktops, complimentary splashbacks, and a sink with drainer and mixer tap. Integral goods consist of a gas hob with extractor fan over and electric oven, a dishwasher, washing machine and fridge-freezer. From here, a door gives access to the front elevation and low maintenance garden. The property has the advantage of excess storage, with both bedrooms boasting fitted wardrobes with sliding doors, while the entrance hall has three good sized cupboards, one which houses the boiler. The loft is accessed from here and offers additional storage if required. Outside, gardens surround the property, and are fully enclosed by timber fencing, offering privacy. The front elevation has a gravel driveway, offering off-street parking for three cars, and leads to the detached garage which has power, lighting and a pedestrian door. The remainder of the front garden is combination of gravel and paving, keeping this area low maintenance. The south facing rear garden is laid to lawn, with a gravel border and is the perfect setting for al-fresco dining and enjoying the sunshine. There are a number of colourful shrubs, hedging and mature trees, and sited here is a garden shed, which is included in the sale. Ardness place is ideally located within walking distance excellent amenities, including Holm Primary School and Inverness Royal Academy, as well as a Tesco supermarket and petrol station, a pharmacy, hairdressers and a hotel. There is a regular bus service to and from Inverness City Centre where a comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & Cinema.

**Rooms & Dimensions**

Entrance Hall

Bedroom Two

Approx 2.77m x 3.55m

Bathroom

Approx 1.56m x 2.50m

Bedroom One

Approx 3.46m x 2.83m

Lounge/Dining Room

Approx 3.46m x 2.83m

Kitchen

Approx 2.93m x 2.93m

Garage

Approx 2.81m x 5.93m

Bathroom



Bedroom One



Bedroom Two

